



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at <https://hapeville.org/562/Agendas-and-Minutes>

November 18, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:08 PM
2. **ROLL CALL:** All members of the Council were present, thereby constituting a quorum.
 - Alan Hallman
 - Mike Rast
 - Brett Reichert
 - Mark Adams
 - Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the November 18th meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Mayor Hallman
6. **PRESENTATIONS:**
 - 6.I. Proclamation Recognizing Adam Garvin On Achieving The Rank Of Eagle Scout.

Mayor Hallman read into the record a proclamation recognizing Boy Scout Adam Garvin for earning the distinguished rank of Eagle Scout, the highest honor awarded by the Boy Scouts of America.
 - 6.II. Introduction of Newly Promoted Division Chief / Fire Marshal Jenny Brown.

Fire Chief Nick Condrey introduced Division Chief/Fire Marshal Jenny Brown, recognizing her as the first female chief officer in Hapeville Fire Department history. Chief Condrey praised her leadership, noting her quick rise through the ranks and dedication to public safety and professional growth. He commended her for stepping into the fire marshal role during a time of significant city growth and highlighted her strong work ethic and community engagement.

Division Chief Brown thanked the Mayor, Council, and residents, expressing her commitment to fire prevention, public education, and community partnerships. She emphasized her dedication to upholding safety standards and serving Hapeville with transparency and integrity.
7. **PUBLIC HEARING:**
 - 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Chilo's Taquería LLC, located at 897 Virginia Ave, Hapeville, GA 30354.

Staff Comments: City Manager Tim Young stated there was no cause for denial of the request.

Applicant Comments: No comments were provided by the applicant.

Public Comments: There were no public comments made during this public hearing item.

MOTION: Alderman Rast made a motion to approve the Alcohol Beverage License Request for Chilo's Taquería LLC, located at 897 Virginia Ave, Hapeville, GA 30354; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 7.II. Consideration and Action of a Special Use Permit for this installation of a drive through at 438 Porsche Avenue.

Staff Comments: City Planner Dr. Lynn Patterson presented a special use permit request for the addition of a rear drive-through to an existing building located at 438 Porsche Drive (Parcel ID 14-0096-0005-019-1), proposed for use by Dunkin'. She noted that the property is zoned Urban Village (UV), not within the Arts District, and therefore may be eligible for a drive-through via special permit.

Dr. Patterson outlined the applicable zoning code and explained the conditions required for special permit approval, including design compatibility, traffic flow, infrastructure availability, and parking demands. She detailed the proposed circulation plan to accommodate increased morning traffic, potential stacking concerns, shared driveway access with an adjacent property, and public right-of-way access from South Street. She confirmed that the applicant had modified the site plan to address maneuverability, stacking, and fire access concerns. The project will also undergo review by the city's Design Review Committee. Planning Commission previously reviewed the application and recommended approval. No adverse impacts on surrounding properties or character were anticipated, and infrastructure upgrades will be coordinated as needed.

Mayor and Council discussed the proposal with staff and the applicant

Applicant Comments: Applicants Nishan Suthar and Jignesh Suthar addressed the governing body. Mr. Nishan Suthar thanked the Mayor and Council for the opportunity to present their request and stated that they are the same franchisee group currently operating the Dunkin' location at 925 Virginia Avenue. He explained that the new location would serve as a support store to alleviate traffic from the Virginia Avenue location while also serving the I-75 corridor community.

Mr. Jignesh Suthar added that their team has successfully managed high traffic at the Virginia Avenue site and anticipates lower traffic volume at the proposed Porsche Drive location. He emphasized their confidence in effectively handling morning traffic without congestion on Porsche Avenue and assured Council that they would continue to monitor operations to meet the City's expectations.

Public Comments:

In person Submission

1. Brooks Kay	Opposition
2. Monica Arnold	Opposition
3. Benjamin Smith	Opposition
4. Christine Ahn	Opposition
5. Dr. Brianna McDaniel	Opposition

Email Submission

1. Stormy Howard	Opposition
2. Hunter Collins	Opposition
3. Jason Morris	In favor of
4. Caitlin Flatley	Opposition
5. Amy Preast	Opposition
6. William Evans	Opposition
7. Tytus King	Opposition
8. Cheryl Kelley	Opposition

9. Michelle Ramsey	Opposition
10. Kate Rockett	Opposition
11. Jennifer Upton	Opposition
12. Erica Long	Opposition
13. Dewey Mugyoo	Opposition
14. Hannah Jackson	Opposition
15. Callie Short	Opposition
16. Danielle Feeney	Opposition
17. Chris Jackson	Opposition
18. Allison Nash	Opposition
19. Sharron Hope	Opposition
20. Kay Sparrow	Opposition

MOTION: Councilman Reichert made a motion to *deny* a Special Use Permit for this installation of a drive through at 438 Porsche Avenue; Councilman Adams provided a second. **The motion carried with a vote of 3-1, with Alderman Rast voting Nay.**

- 7.III. Consideration and Action for a Special Use Permit to operate a storage facility at 3118 Sylvan Road.

Background:

Taffinay Fowler of Mini Mall Storage is requesting a Special Use Permit to operate a storage facility at 3118 Sylvan Road, Hapeville, Georgia 30354, Parcel Identification Number 14 0099-0004-1205. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Section 93-14-6 (Uses requiring a special use permit) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this request at its meeting on October 14, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments: City Planner Dr. Lynn Patterson addressed the Mayor and Council regarding the special use permit request for a change of ownership for the climate-controlled storage facility located at 3165 Stillwood Drive. She stated the use has been in existence since 2015, when the original special use permit was approved for the development of the facility. Dr. Patterson reviewed the required special use permit criteria, noting the facility has not had negative impacts on adjacent properties or public welfare, conforms to zoning and development standards, and is compatible with surrounding commercial uses.

She added that there is minimal traffic generated by the facility, adequate parking is provided, and no hazardous materials are stored on-site. The location is served by two vehicle access lanes and is buffered by vacant lots and natural landscaping. Dr. Patterson noted that staff conducted an inspection and found minimal landscaping deficiencies, recommending replacement of any dead or missing landscaping in accordance with the original site plan.

She concluded by stating that both staff and the Planning Commission recommended approval of the special use permit, contingent upon restoration of the site’s landscaping to meet the original development conditions.

Applicant Comments: Applicant Namia Williams appeared before the Mayor and Council to answer any questions or concerns regarding the request. Mr. Williams stated that he is agreeable to any recommendations made by the City.

Public Comments: There were no public comments made during this public hearing item.

MOTION: Councilman Adams made a motion to approve a Special Use Permit to operate a storage facility at 3118 Sylvan Road, with *the recommendation per Dr. Patterson that all missing, dead landscaping be replaced*; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

7.IV. Consideration and Action to Approve the FY2024-2025 Budget Amendment – Second Reading. **Ordinance 2025-11**

Background:

Fiscal Year 2024-2025 initial budget was adopted on September 17, 2024. This adopted budget called for \$18.5M in General Fund revenues and expenditures with no funding supplements from fund balance. This City amended the budget on March 18, 2025, with General Fund expenditures of \$20.08M and General Fund revenues listed as \$20.08.

As of October 21, 2025, to provide our most recent budget update for audit purposes, we project operational inflows at \$21.3, which is a \$1.2M increase from the previously approved budget of \$20.08. The increased inflows consist of higher than projected collections in:

- Real Property Taxes – \$315K
- Public Utilities – \$101K
- Local Option Sales Taxes (LOST) – \$200K
- Occupational Taxes – (Business Licenses) – 109K
- Building Permits – \$81K
- Hotel/Motel Taxes – 113K

A review of the City's expenditures and budget realignment allows Finance to project an overall increase in General Fund uses of \$1.25M from \$20.08M to \$21.3M, including 998K being added to Fund Balance. Explanations of projected budget increase requests by department are listed below.

Primary drivers of the increased uses are:

- City Manager – Increase in Liability Insurance - Georgia Interlocal (GIRMA)-(\$141K) and Increase Funding for 2022 Bond Sinking Fund-(\$58K)
- Legal Services – Increase in Legal Fees – (\$207K)
- Fire – Personnel Cost – Filled Vacant Positions – New Hires – (\$272K)
- Highway and Streets – Includes Repairs & Maintenance (Aging Fleet), Supplies, Electricity-(Georgia Power) – (\$210K)
- Fund Balance Additional Funding – (\$998K)

Staff requests consideration of Mayor & Council to approve these FY2024-2025 amended budget requests. The updated 2024-2025 amended budget will be uploaded to the City's Website after Mayor and Council Approval

Staff Comments: Finance Director Randy Brewer addressed the Mayor and Council, stating that there were no significant changes since the first reading. He noted that the only difference between the first and second reading was the inclusion of additional hotel/motel tax revenue that had been received.

Public Comments: There were no public comments made during this public hearing item.

MOTION: Alderman Rast made a motion to approve the FY2024-2025 Budget Amendment (**Ordinance 2025-11**); Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

7.V. Consideration of an Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership). **Ordinance 2025-12**

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership) for the purpose of amending the Code of Ordinances.

The Design Review Committee considered this item on Wednesday, August 20, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments: City Planner Dr. Lynn Patterson informed the Mayor and Council that the proposed update to the Architectural Design Standards ordinance is primarily administrative in nature. She explained that the standards were originally created in 2010 with an assigned staff member responsible for implementation. Over time, the process shifted to incorporate more community involvement, and the current Design Review Committee consists of board members with strong institutional and professional knowledge. Dr. Patterson noted that while staff provides item-by-item reports during meetings, the committee members do not cast votes. The proposed change would formally clarify that Design Review Committee members are to be appointed by the City Council and must be residents or property owners, ensuring alignment with current practices.

Public Comments: There were no public comments made during this public hearing item.

MOTION: Alderman Rast made a motion to approve the Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership) (**Ordinance 2025-12**); Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 7.VI. Consideration of an Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area). **Ordinance 2025-13**

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards), Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area) for the purpose of amending the Code of Ordinances.

The Design Review Committee considered this item on Wednesday, August 20, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments: City Planner Dr. Lynn Patterson provided clarification regarding the City's landscaping standards as they relate to artificial surfaces. She explained that the current design standards imply that ground cover should consist of biological materials such as grass, ivy, or other vegetation. In response to inquiries about the use of rocks or artificial turf—particularly in front yards and rights-of-way—Dr. Patterson stated that this update would explicitly prohibit artificial turf or similar non-biodegradable materials in visible or supplemental landscape areas. However, limited use of landscaping rock is permissible, provided it does not dominate the yard. Biodegradable alternatives like mulch and pine straw are encouraged. She further clarified that the proposed restriction applies only to areas visible from the public right-of-way, and that residents may still use artificial turf in private backyards.

Public Comments: There were no public comments made during this public hearing item.

MOTION: Councilman made a motion to approve the Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area) (**Ordinance 2025-13**); Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

8. QUESTIONS ON AGENDA ITEMS:

1. Todd Kozlowki
2. John Coote
3. Jason Morris

9. CONSENT AGENDA:

- 9.I. Consideration and Action to Approve October 21, 2025, Mayor and Council Meeting Minutes.

9.II. Consideration and Action to Approve October 21, 2025, Executive Session Meeting Minutes.

MOTION: Councilman Adams motioned to approve the consent agenda; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

10. **OLD BUSINESS:** There were no old business items at this meeting.

11. **NEW BUSINESS:**

11.I. Consideration of the Mayor and Council 2026 Meeting Schedule Ordinance. — First Reading.

- **No action was taken;** this stood as the first reading.

11.II. Consideration and Action to Approve the 2026 Holiday Schedule.

MOTION: Councilman Alexander motioned to approve the 2026 Holiday Schedule.; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

11.III. Consideration and Action to Approve the Airport West CID 2025 Expansion. **Resolution 2025-10**

MOTION: Alderman Rast motioned to approve the Airport West CID 2025 Expansion (**Resolution 2025-10**); Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

11.IV. Consideration and Action to Approve a Resolution Supporting an Intergovernmental Agreement with the City of East Point for Purchasing Potable Water. **Resolution 2025-11**

MOTION: Councilman Adams motioned to approve a Resolution Supporting an Intergovernmental Agreement with the City of East Point for Purchasing Potable Water (**Resolution 2025-11**); Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

11.V. Consideration and Action to Approve a Resolution for making an Application for CDBG Grant Funds. **Resolution 2025-12**

MOTION: Councilman Alexander motioned to approve a Resolution for making an Application for CDBG Grant Funds (**Resolution 2025-12**); Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

11.VI. Consideration and Action to Approve The Corbett Group Bid Amount of \$626,196.25 for the City Sidewalk Improvement Project and Authorize the Mayor to sign all necessary Documents Pending Legal Review.

MOTION: Councilman Alexander motioned to approve the Corbett Group Bid Amount of \$626,196.25 for the City Sidewalk Improvement Project and Authorize the Mayor to sign all necessary Documents Pending Legal Review; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

11.VII. Consideration and Action to Approve a Resolution Authorizing the use of Eminent Domain by the City of Hapeville to Acquire Certain Property known as 3469 Dearborn Plaza, Hapeville, Georgia 30354, also known as Tax Parcel Identification Numbers 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539, and for other Purposes. **Resolution 2025-13**

MOTION: Alderman Rast motioned to approve a Resolution Authorizing the use of Eminent Domain by the City of Hapeville to Acquire Certain Property known as 3469 Dearborn Plaza, Hapeville, Georgia 30354, also known as Tax Parcel Identification Numbers 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539, and for other Purposes (**Resolution 2025-13**); Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

11.VIII. Discussion on Limousine Parking.

DISCUSSION: Mayor Hallman addressed concerns regarding the increasing number of ride-share vehicles parking along Loop Road and other areas near the airport. He noted that this trend is becoming more dangerous, with drivers now parking in emergency lanes and other inappropriate areas, including I-85 northbound near Riverdale Road. He acknowledged that the City has limited authority over private property, such as the Waffle House parking lot, but emphasized that business owners have the responsibility to manage their property and should consider enforcement actions like towing.

To assist with the issue, Mayor Hallman stated that the City has made accommodations by opening the police department parking lot to ride-share drivers as a designated area to prevent neighborhood congestion. He acknowledged that proximity to the world's busiest airport has both advantages and challenges, with this parking concern being a significant downside.

City Manager Tim Young stated that the City cannot compel private businesses to remove ride-share or limousine vehicles from their properties. However, the City is actively encouraging these businesses to manage the issue. Staff are advising business owners on proper signage options that can restrict parking durations or exclude certain vehicles entirely. He clarified that while booting is prohibited under current ordinances, towing is permitted, and businesses are encouraged to utilize this option if needed.

To further address the issue, Code Enforcement has been directed to monitor properties heavily impacted by ride-share parking, particularly where litter and other nuisances are present. This increased scrutiny is intended to motivate businesses to adopt signage or policies that reduce negative impacts.

Additionally, Mr. Young reported that the City is working to develop a long-term solution for ride-share vehicle parking on public streets. While navigating this without discriminatory enforcement is challenging, the City is arranging a meeting with Uber—tentatively scheduled for the week after Thanksgiving—to explore a mutually agreeable model that would move ride-share vehicles out of residential neighborhoods. An update is expected at the next Council meeting.

- **This was a discussion item only.**

AMEND AGENDA:

MOTION: Alderman Rast made a motion to readopt the budget amendment listed under Section 7, Item 7.IV., reflecting an increase of \$40,723.00 in hotel/motel tax revenue above the amount originally presented and approved. Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

12. **CITY MANAGER REPORTS:** City Manager Tim Young provided updates to the Mayor and Council, noting that Thanksgiving week is approaching and highlighted the upcoming **Hapeville for the Holidays** event scheduled for **November 25th** from **5:30 PM to 8:00 PM** at **Jess Lucas Park**. He also announced the **Main Street Free Art Hapeville** event, taking place on **December 6th** from **2:00 PM to 6:00 PM** in the Arts Alley. He reported that routine city operations are ongoing, with preparations for the annual audit underway. Most **property tax collections** billed in October have been received and are currently being processed. An update on outstanding balances will be shared at the next meeting. The city team is also working through **alcohol license renewals** and other year-end administrative processes.

Mayor Hallman added that in conjunction with the upcoming holiday events, a **community worship service** will be held on **Tuesday at 6:00 PM** at **Tri-Cities Church**, formerly **Hapeville First United Methodist Church**, located on Atlanta Avenue.

13. **PUBLIC COMMENTS:**
1. Lucy Dolan
 2. Jackie Smyth
 3. Dr. Brianna McDaniel

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Reichert expressed appreciation to the residents of Hapeville who participated in the historic election. He thanked those who voted for him.

Councilman Adams thanked everyone for attending and supporting local government, noting it was the largest crowd seen this year. He expressed humility and gratitude for being elected to a third term. He also acknowledged Councilwoman Alexander, reflecting on their historic significance as the first people of color elected to office in Hapeville's then 125-year history. Councilman Adams kindly remarked that she will be missed.

Alderman Rast extended congratulations to the re-elected and newly elected members, and complimented Jackie Symth for a competitive campaign. He acknowledged the Eagle Scout recognition earlier in the meeting. He shared a personal connection as a father of an Eagle Scout and wished everyone a blessed Thanksgiving season.

Councilman Alexander became emotional as she reflected on her service. Though she intended to wait until December to give remarks, she thanked staff and the community, praising their talent and collaboration. She expressed pride in stepping away knowing new voices like Chase and Jackie are ready to serve. She credited Ms. Charlotte Rentz and the Main Street team for creating "Free Art Hapeville" and emphasized her ongoing love for the city and community involvement.

Mayor Hallman commended the dedication of city staff, describing them as a team that "owns their jobs" and works tirelessly, often beyond normal hours. He emphasized the strong leadership among staff and Council and acknowledged the emotional weight and responsibility that comes with serving in local government. The Mayor closed by thanking the community for attending, encouraging civic engagement, and recognizing the importance of public participation and staff commitment.

15. **EXECUTIVE SESSION:** *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

MOTION: Councilman Adams made a motion to go into executive session at 8:06 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Reichert made a motion to go into recess; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 8:48 PM, Councilman Alexander second. **The motion carried with a vote of 4-0**

EXECUTIVE SESSION ITEM:

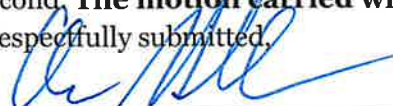
15.I. Consideration and Action to approve of the Quiet Title for the property located at 0 Stewart Avenue.

MOTION: Alderman Rast made a motion to approve of the Quiet Title for the property located at 0 Stewart Ave. Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

16. **ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

MOTION: Councilman Adams motioned to adjourn at 8:49 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk